



West Road, Fenham, Newcastle upon Tyne NE5 2ER

Offers Over: £160,000

Available for sale is this end terraced house located in the popular area of Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen. To the first floor is a landing, three bedrooms and a bathroom. Externally, there is a small town garden to the front, and yard to the rear with a dropped kerb providing potential for off street parking. The property also benefits from a cellar area, accessed from the kitchen.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: B
EPC Rating: C





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1

End Terraced House

Cellar

Three Bedrooms

Rear Yard with Potential for Parking

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Cloakroom. Radiator.

Lounge 17' 8" into bay x 11' 10" max (5.38m x 3.60m)

Double glazed bay window to the front. Coving. Radiator.

Kitchen 14' 10" x 18' 9" (4.52m x 5.71m)

Two double glazed windows to the rear. Sink/drain. Gas hob. Extractor hood. Electric oven. Plumbed for washing machine. High gloss units. Storage cupboard. Radiator.

First Floor Landing

Bedroom One

18' 0" into bay x 11' 0" into wardrobe (5.48m x 3.35m)

Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bedroom Two 10' 5" max x 13' 11" (3.17m x 4.24m)

Double glazed window to the rear. Radiator.

Bedroom Three 9' 11" x 7' 3" (3.02m x 2.21m)

Double glazed window to the front. Radiator.

Bathroom 7' 10" x 7' 9" (2.39m x 2.36m)

Two frosted double glazed windows to the rear. Shower cubicle. Free standing bath. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

External

Small town garden to the front. Yard to the rear. Access to cellar. Dropped kerb with potential for off street parking.

T: 01912744661

Fenham@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Potential for a driveway.

The property benefits from double glazing throughout.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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